

RESOLUTION NO. 2004-193

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING  
THE IMPROVEMENT AGREEMENT FOR THE PUBLIC IMPROVEMENTS  
OF VINTNER'S SQUARE AND ASSOCIATED AGREEMENTS AND  
AMENDING TRAFFIC RESOLUTION 97-148 BY APPROVING STOP  
CONTROL ON WESTGATE DRIVE AT TAYLOR ROAD AND  
NO-PARKING ZONES ON WESTGATE DRIVE FROM KETTLEMAN  
LANE TO TAYLOR ROAD, AND FURTHER APPROPRIATE FUNDS  
FOR THE REQUIRED REIMBURSEMENTS

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WHEREAS, the project consists of public improvements for the development of a retail commercial shopping center on a 22.50-acre site at the northwest corner of the Kettleman Lane/Lower Sacramento Road intersection, as shown on attached Exhibit A. A Lowe's store is currently under construction on the site; and

WHEREAS, staff recommends approval of the following items regarding the Vintner's Square development:

1. Approve the Improvement Agreement for the Public Improvements of Vintner's Square and direct the City Manager and City Clerk to execute the improvement agreement on behalf of the City; and
2. Authorize the City Manager to execute a Storm Drainage Detention Basin Operation and Maintenance Agreement for the private storm water detention basin to be constructed with the project; and
3. Authorize the City Manager to execute a Reimbursement Agreement with the developer for City-funded facilities and appropriate funds for required reimbursements (\$467,000); and
4. Amend Section 2C of Traffic Resolution 97-148 by approving the installation of a stop sign on Westgate Drive at Taylor Road and the installation of a no-parking zone on Westgate Drive from Kettleman Lane to Taylor Road; and
5. Authorize the City Manager to transfer City street right-of-way in Kettleman Lane to Caltrans, execute an amendment to the Agreement for Maintenance of Landscape Area within State Highway 12 Right-of-Way, State Route 12 in the City of Lodi with Caltrans, and a Maintenance Agreement with the developer covering developer's responsibilities for landscape improvements in the Kettleman Lane (State Route 12) right-of-way.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the Improvement Agreement for the Public Improvements of Vintner's Square and Associated Agreements as listed above; and

BE IT FURTHER RESOLVED that the City Council hereby directs the City Manager and City Clerk to execute the Improvement Agreement and other Associated Agreements on behalf of the City of Lodi; and

BE IT FURTHER RESOLVED that the City Council hereby amends Traffic Resolution 97-148 by approving Amendment to Section 2C of Traffic Resolution 97-148 by approving the installation of a stop sign on Westgate Drive at Taylor Road and installation of a no-parking zone on Westgate Drive from Kettleman Lane to Taylor Road; and

BE IT FURTHER RESOLVED that funds in the amount of \$467,000 be appropriated for reimbursement to the developer for the following work subject to the terms of the Reimbursement Agreement:

1. Lower Sacramento Road median modifications, including median pavers, landscaping and irrigation, and removal of existing median curb and pavement.
2. Kettleman Lane median curb and textured paving.
3. Master plan public storm drain lines greater than 30 inches in diameter.
4. Oversizing costs for master plan public sanitary sewer lines greater than 10 inches in diameter.
5. Oversizing costs for master plan public water mains greater than 8 inches in diameter.
6. Fifty percent (50%) of the cost for the major master plan water main crossing in Kettleman Lane at Westgate Drive.

BE IT FURTHER RESOLVED that \$467,000 be appropriated from the following funds:

IMF Streets-Regional	\$ 189,500
IMF Water	\$ 52,500
IMF Sewer	\$ 17,500
IMF Storm Drain	<u>\$ 207,500</u>
Total	\$ 467,000

Dated: September 15, 2004

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I hereby certify that Resolution No. 2004-193 was passed and adopted by the City Council of the City of Lodi in a regular meeting held September 15, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



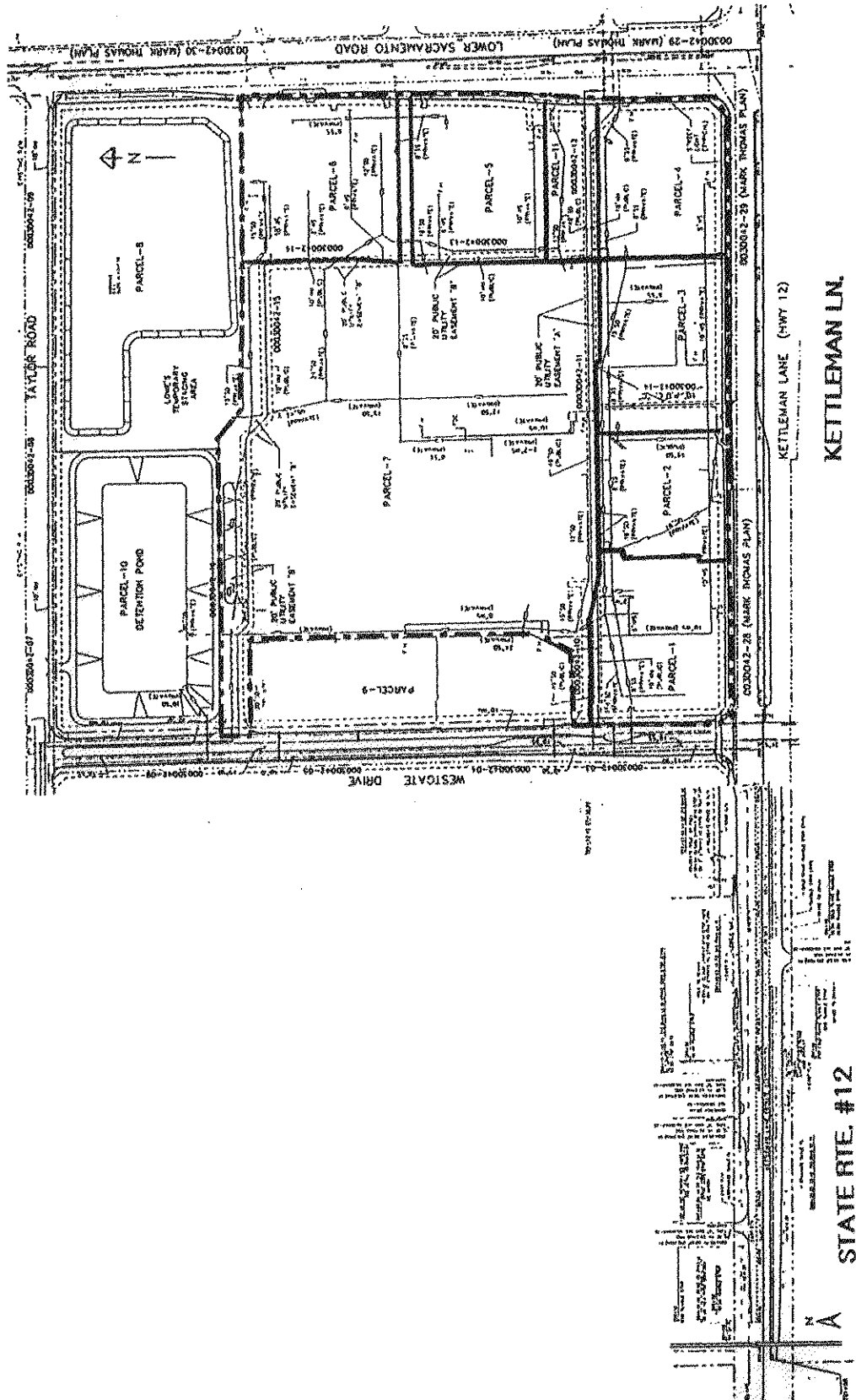
SUSAN J. BLACKSTON  
City Clerk



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## EXHIBIT A



## VINTNERS SQUARE